

A PRELIMINARY REPORT
ON
PAST, PRESENT AND PROBABLE
FUTURE POPULATION
FOR
NEWARK, NEW JERSEY

No. 3 OF A SERIES



THE CENTRAL PLANNING BOARD
OF *MSC*
THE CITY OF NEWARK, NEW JERSEY

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ON
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FOR
NEWARK, NEW JERSEY
No. 3 OF A SERIES



THE CENTRAL PLANNING BOARD
OF
THE CITY OF NEWARK, NEW JERSEY

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11 COMMERCE STREET
NEWARK 2, N. J.
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CHARLES F. EVANS, Executive Secretary

CENTRAL PLANNING BOARD OF NEWARK, NEW JERSEY

December 12, 1944

To The Honorable, The Mayor and The Board of Commissioners
Of The City of Newark, New Jersey.

Gentlemen:

Presented herewith is a preliminary report on "The Past, Present and Probable Future Population of the City of Newark" as prepared by the Central Planning Board.

The reports heretofore submitted to you by this Board, consisting of (1) "Scope of the City Plan;" (2) "Background and Character of the City," and (3) this Population Report, constitute the major part of the work of assembling and analyzing factual data for the preparation of a Master Plan.

The next steps in our program will be an examination of the present and future prospective land uses and the setting up of a rezoning of the City. While this work is being undertaken, a detailed study will also be made of the present and future housing requirements with the objective of getting some of the most urgently needed projects underway during the year 1945.

In addition to the three factual reports mentioned above as completed during the current year, this Board prepared and submitted to you several other reports and recommendations which we here enumerate in order that this report, at the close of the year 1944, might be regarded as a report of the stewardship of the Central Planning Board of Newark to date.

1. POSTWAR PUBLIC WORKS CONSTRUCTION PROGRAM:

This report was one of the mandatory duties set up in the ordinance establishing the Central Planning Board. The detailed report outlining

the character, extent and results of the studies as made by our engineers was forwarded to your Board with our recommendations. Later, upon instructions from you and with the advice of the several City Departments, official forms were obtained and prepared by us and submitted to you for transmittal to the State Department of Economic Development applying for legislated funds to assist the City in preparing certain postwar contract plans and specifications.

In this report, we recommended that in due course, upon the cessation of hostilities, certain specific public works improvement projects estimated to cost \$14,900,000 be undertaken and that bonds to finance the City's share in this work in the amount of \$10,000,000 be issued over a four-year period beginning in 1946.

The analysis contained in our recommendations showed that this construction program could be undertaken in the period from 1946 to 1950 inclusive without increasing the tax rate. In fact, it was anticipated that if no other new obligations are incurred, the tax rate could be progressively reduced to \$4.94 by 1950.

2. PLANS FOR THE NEW PASSAIC RIVER BRIDGE—ROUTE 25A:

This is a project of the New Jersey State Highway Department for the construction of a new bridge across the Passaic River in the vicinity of the Lackawanna Railroad crossing.

This bridge is ultimately to take the place of both the Bridge Street and Clay Street Bridges. The Highway Department has already acquired some of the right-of-way for this bridge and it was therefore necessary for us to proceed with a study of their plans if any changes were to be recommended.

Upon examination of the State Highway Department plans, it was found that provisions for access to the central business district of Newark were, in the opinion of our engineers, not adequate to supply the need.

The studies which were made by us and the preliminary detailed plans resulting therefrom have been the subject of many conferences between the State Highway Department and engineers of our own staff with the Chief Engineers of Essex County, the Park Commission and the City of Newark. The Traffic Engineer of the Department of Public Safety has also been consulted. Furthermore, our contention that this project should be treated as one of benefit to the entire metropolitan

community has so aroused the interest of our local citizens, business interests and organizations that our neighboring communities, realizing the importance of this project as a link in the inter-regional highway system, have joined with us in the demand that even at an increased cost the maximum utility of this costly project should be made available to the entire region.

We anticipate that the State Highway Department will realize the reasonableness of our demands and we trust that in the new year we will be able to make a more favorable report on this project.

3. EXTENSION OF THE HUDSON-MANHATTAN TUBES AND THE ERECTION OF A NEW STATION AT SOUTH STREET:

At the request of your Board, the Central Planning Board inquired into the contracts entered into by the City of Newark with the Pennsylvania Railroad Company in 1929.

This Board after making a preliminary study submitted a report recommending that pending the completion of our major street plan and our report on local transportation facilities, this entire matter should be held in status quo provided the City Law Department would advise that such action would not be prejudicial to the City's interest or would in any way invalidate or impair the existing contracts with the railroad company.

Until such time as our studies of a major street plan and local transportation facilities are completed, the Central Planning Board is not in a position to state whether or not the extension of the tubes and the establishment of a new South Street station are in the best interests of the City.

According to the schedule adopted when we first started our planning program, the major street plan and our transportation studies will be completed during the latter months of 1945, at which time a special detailed report on the South Street Station matter will be forthcoming.

4. In addition to these major reports, this Board has:

(a) Submitted a report to the City Commission urging your support of Assembly Bill No. 143 establishing an "Urban Redevelopment Law" for New Jersey. This legislation has since become law and may be the means by which slum clearance housing projects may be built in the City of Newark with the use of private capital.

(b) Submitted a report to the Board of Education recommending an enlarged site for the proposed Dayton Street School so that this new school building and playground can also serve as a neighborhood community and recreation center;

(c) Furnished a report to Director Byrne of the Department of Public Works recommending that a proposal made to him for certain street changes at Wilson Avenue and Avenue "L" should not be undertaken, and

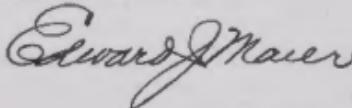
(d) Furnished a report to Director Villani of the Department of Parks and Public Property recommending that a proposal, which came to him by public petition, for the construction of a bus shelter at Broad Street and Park Place should be deferred until such time as the advisability of establishing such shelters could be studied on a city-wide basis.

The members of the Central Planning Board and staff have, upon request of many civic, educational and neighborhood organizations, conferred with committees and addressed meetings on various phases of City Planning, all with the object of creating a spirit of good-will and public service and to keep the public informed as to the progress of the work.

As Chairman of the Board and for my associates, appreciation is here expressed for the able co-operation and sincere support which has been given by your Board of Commissioners to the Central Planning Board.

May I personally express to the individual members of the Central Planning Board, to the staff and to the organization of Harland Bartholomew and Associates, an acknowledgment of the painstaking interest and co-operation in which all have joined to make possible the measure of success which, in so short a time, has resulted in the prospect that we are making our way toward a better City of the future.

Respectfully submitted,

A cursive signature in black ink that reads "Edward J. Mauer". The signature is fluid and written in a single continuous line.

Chairman.

CENTRAL PLANNING BOARD
OF THE CITY OF NEWARK

HARLAND BARTHOLOMEW AND ASSOCIATES

CITY PLANNERS - CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

317 NORTH ELEVENTH STREET

SAINT LOUIS, MISSOURI

(11)

HARLAND BARTHOLOMEW
RUSSELL H. RILEY
HARRY W. ALEXANDER

ELDRIDGE LOVELACE
E. O. PEARSON

September, 1944

The Central Planning Board
Of The City of Newark, New Jersey

Gentlemen:

We are pleased to submit herewith a preliminary report on the past, present and probable future population of the City of Newark. This is the third of a series of reports which will comprise the comprehensive city plan of Newark.

In making this plan, first consideration must be given to the total amount of population that can be expected in the future and the manner in which this population will be distributed throughout the city. The data contained in this report will serve as an adequate basis for the plan now under preparation.

Sources of information used in this report were largely drawn from the 1940 United States Census statistics. We have also made use of studies and reports made available to us by the Newark Board of Education and the Newark Housing Authority. Their co-operation has been greatly appreciated.

Respectfully submitted,

HARLAND BARTHOLOMEW & ASSOCIATES

By

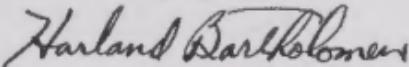


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Introduction and Summary of Findings and Conclusions

Obviously, it is not feasible to plan the location of schools, parks, housing developments, streets and other public facilities unless some estimate or assumption is made of how many people will reside in a given area at a given future time.

Factual information on the past and present distribution and density of population in Newark must be collected and analyzed prior to formulating the comprehensive city plan. Analysis of past trends of growth gives a basis for estimating future population. Such an analysis logically follows the report on Newark's Back ground and Character which was released earlier in the year by the Planning Board.

PAST GROWTH OF NEWARK

Newark has followed the characteristic pattern of growth usually found in all large cities. As population increased it spread throughout the city and into the suburbs. Prior to 1920, the rate of urban growth was rapid, but during the past twenty-five years the rate decreased markedly, and many cities, including Newark, actually lost population between 1930 and 1940. The numerical increase in population was accompanied by an internal shifting of population within the city itself which resulted in a loss of population in several areas, particularly those in or near the central part of the city. Persons moving out of the older areas were not replaced by new residents.

This shifting of population has re-

sulted in the abandonment or decreased uses of buildings and certain public services long before they have served their normal period of usefulness and causes a duplication of buildings and facilities in the newer areas. This is a wasteful process. It has been one of the principal causes of the financial difficulties confronting the majority of American cities. The end is not in sight. Our cities face still greater difficulties in this respect.

The area within the corporate limits of Newark is relatively small and cannot be expanded without absorbing other municipalities which lie immediately adjacent. There is little prospect of this being done because of opposition by the municipalities which would be affected. The scarcity of buildable land has resulted in a more intense development in Newark than is ordinarily found in cities of comparable size and today there is little vacant land available for new residential use. As a result of this situation, any future population growth within the limits of Newark can be accommodated only by increasing the present density of built up areas or by utilizing part of the undeveloped meadowlands. This could be done with benefit to the city if undertaken in accordance with a plan that would insure improved standards of light and air, and the other amenities that constitute a desirable residential environment. It would also have the added benefit of replacing present obsolete low standard housing.

THE PROBLEMS WHICH CONFRONT NEWARK

Property values are on the decline in Newark and the loss of such values cannot be offset by increased ratables in suburban areas as they become built-up even if annexation took place. As taxable values decline, the loss of revenue resulting therefrom must be made up either by increasing the tax rate or by developing new sources of revenue. It is evident that the only way out of the dilemma in which Newark finds itself is to take the steps necessary to arrest the downward spiral of values and to gradually restore these values by the execution of a large scale, comprehensive program of rehabilitation and rebuilding.

No one can predict with certainty whether the population attracted here by war industries will remain permanently or whether it will gradually be dispersed after the termination of hostilities. Transportation difficulties arising because of the war have checked the suburban exodus at least temporarily, but there is no reason to believe that it will not be resumed later unless steps are taken to check it.

Rapid population increase is no longer considered a reliable measure of progress in a municipality. Quite often it is a liability rather than an asset as those communities which have been overwhelmed by an overnight influx of war workers well know. It is doubtful if Newark will become much larger than it is today. This should not affect the future prosperity of the city provided steps are taken to improve present living conditions and the general character and tone of the city.

Since Newark may not be able to expand its physical area, its future economic and social welfare depend upon the degree of conservation of what is

good and replacement of that which is bad. It is not confronted with the financial responsibility of providing public services throughout an expanding area of urbanization. Most of the services needed for present and future population are already installed and have been paid for in full or in large part. Replacement and rearrangement of facilities as these become obsolete, will constitute the principal future public works program rather than any extensions into newly developing territory. A sound and stable city may be fully as wholesome and desirable as a growing city.

The object of rebuilding the obsolete parts of the city is to re-create a residential environment which will afford better living conditions for residents of Newark. A resident is a much better citizen when he and his family can live in a decent, comfortable home in a quiet neighborhood, and enjoy the community life afforded by good schools and adequate playgrounds and parks.

SCOPE OF THIS REPORT

This report contains data on past and present distribution and density of population in Newark and surrounding areas. From an analysis of this data it is possible to arrive at conclusions relative to the future desirable population pattern. All phases of the planning program should be related to the findings and recommendations of the report.

PRINCIPAL FINDINGS AND CONCLUSIONS

1. Newark faces a serious population loss unless present trends are arrested. Whereas there was a 6.7 per cent increase between 1920 and 1930, there was a loss of 2.8 per cent between 1930 and 1940. There has been a tem-

porary increase in population since 1940 amounting to approximately 20 000 war workers according to a survey conducted by the Newark Housing Authority. However, this increase is offset by the loss in population occasioned by large numbers of men and women entering the armed services. Disregarding these recent developments, if the trends established during the past three decades were to continue for the next thirty years Newark would have a total population of only 380 000 in 1950, 342 000 in 1960 and 308 000 in 1970. The Department of Reference and Research of the Newark Board of Education recently has made extensive population studies and estimates that because of certain forces counteracting the tendency for a continuance of the past rate of decrease that in 1950, the population of Newark will be 415,000. *The execution of a comprehensive program of rehabilitation and rebuilding in Newark is the surest way to reverse this downward trend.*

2 *As a basis for planning studies the population of Newark in 1970 is estimated at 472 000 representing an increase of approximately 42,000 over the 1940 figures.* In arriving at this figure it was assumed that most of the population increase since 1940 occasioned by immigrant war workers would be retained and that new population would be brought into the city by increased industrial activity and improvements made in the residential districts. This may be an optimistic forecast but it represents a desirable goal that can be achieved by coordinated community endeavor.

3 *The rate of increase in population in the metropolitan area surrounding Newark has decreased markedly since 1930.* In Essex County the rate of increase between 1930 and 1940

was .5 per cent in contrast to 27.9 per cent in the previous decade. The New York Region as defined by the Regional Plan Association increased only 7 per cent compared to 28 per cent during the same periods. The Regional Plan Association estimates that Essex County will have a population of 901 000 in 1950, 982 000 in 1960, and 1,025,000 in 1970. Its present population is 837,340. Hudson County is expected to decline to 610,000 in 1970, a decrease of 92,000. *If these forecasts prove to be correct, Newark can look forward to a steadily expanding retail and business market as Essex County is the principal source of customers for Newark establishments in the metropolitan area surrounding the city.*

4 *There has been a pronounced shifting of population within the city since 1920.* 50 per cent of the city's area (excluding the Meadowlands) has lost population. These losses have aggregated more than 52 000 since 1920. The remainder of the area has gained population or has remained stationary. The drifting of population away from such a large part of the city's area has serious implications. Positive measures must be taken if this drift is to be arrested.

5 *There has been a slow but steady change in the racial characteristics of Newark's population.* The percentage of foreign born whites has declined from 31.8 in 1920 to 21.1 in 1930 to 10.6 in 1940. The percentage of Negroes has increased from 2.7 in 1910 to 10.8 in 1940. *Nameley calculates an increase from 9,475 to 45,760 in thirty years.* The Newark Housing Authority estimates that since 1940, 4,000 additional Negroes have migrated to Newark. This is 20 per cent of the total in-migrants since 1940. Such a substantial increase in Negro

population has created unfortunate housing conditions which must be solved in the near future to avoid serious social problems.

6 *The population of Newark is growing older.* In 1940, 21.1 per cent was in the 0-14 year age group compared to 29.5 per cent in 1910. 26.5 per cent of the population in 1940 was 45 years and older compared to 17.5 per cent in 1910. Changing age distribution has many social implications. There will not be as many school children in the future, but the age classes most heavily represented in certain types of institutions will greatly increase. There are many problems of employment, old age security and the like which will become more acute as

the population grows older. The birth rate has increased slightly in the past two years but there is no certainty of a sustained increase.

7 *While certain areas in the city have excessive densities of population the internal migrations within the city have tended to level off and equalize these densities and the situation as regards overcrowding is better now than in former years.* Whereas in 1920 there were 1248.4 acres or 8.25 per cent of the city's area having a gross population density in excess of 80 persons per acre or 50,000 persons per square mile, in 1940 there were only 269.4 acres or 1.78 per cent of the city's area which had a similar concentration of population.

Past Growth

Data concerning the past growth of the United States, New Jersey Essex County, the New York Region and Newark is presented in Table number 1. The same information is shown graphically on Plate number 1

THE UNITED STATES

Until comparatively recently the growth of population in the United States has been so rapid and constant that few persons realize the implications of the slowing down of this growth since the turn of the century. Previous to 1900, the decennial per cent increase had ranged from 25 to 40 and the numerical increase had become larger from decade to decade. Since 1900 however, the decennial per cent increase has progressively declined until it has reached 7.2 per cent in 1940.

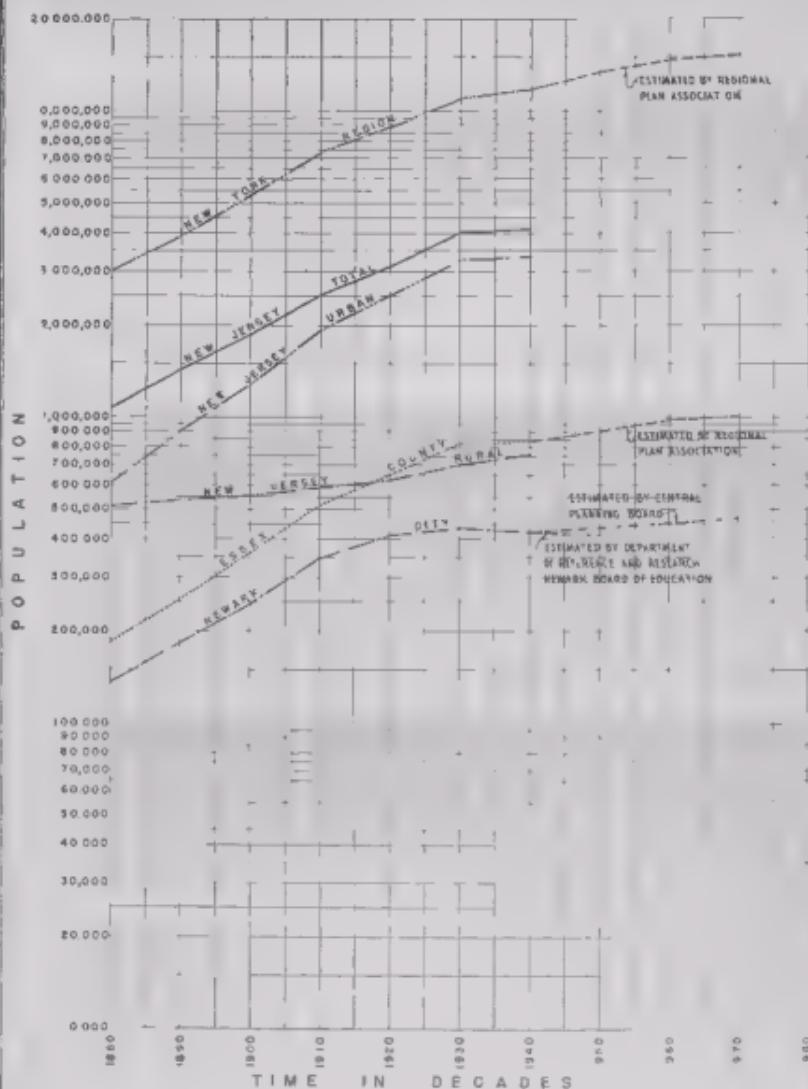
For nearly a century the birth rate has been declining in the United States. Until recently, the effect of this decline has been counter-balanced by heavy adult immigration by a marked decrease in mortality rates and because there has been a large proportion of females in the child bearing ages. Immigration has been sharply curtailed for a number of years, and there are limits beyond which the mortality rate cannot be decreased. About 1925 the turning point was reached, and since that time, there has been a decline in annual increments of population growth. In the early twenties, about 1,880,000 persons were being added to the population each year. Ten years later, the annual increment was only 900,000.

Population studies of the Scripps Foundation and the National Resources Committee have shown that because of the factors described above the population of the United States is approaching stability. During the period of rapid population increase, there was a changing ratio between rural and urban population. With the industrialization of the country, the urban percentage has increased from 10.8 in 1840 to 56.5 in 1940.

Clearly related to the slowing down of population growth is the changing age distribution of the people in the United States. While the productive age group (20 to 64 years) will not diminish in the future, there will be a material increase of the percentage of older persons within the group. Likewise there will be a large increase in persons over 65 years of age. It is estimated by the Scripps Foundation that in 1980, there will be 22,000,000 persons over 65 compared to 7,500,000 at present. Serious questions of social security and employment are raised by these trends.

NEW JERSEY

Prior to 1930, the population of the State of New Jersey increased much more rapidly than that of the United States as a whole. Between 1900 and 1930 the percentage rate of increase varied from 24.4 to 34.7 compared to a range of 14.9 to 21.1 for the nation. Between 1930 and 1940, however, there was an abrupt slowing down of growth and in this decade the rate of increase was only 2.9 compared to 7.2 for the entire country. During the



POPULATION GROWTH NEWARK AND OTHER GOVERNMENTAL UNITS

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980

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Plate No 1

forty year period, the urban population of New Jersey increased more rapidly than the state as a whole. Between 1890 and 1900 and between 1900 and 1910, the rate of increase was very high (46.9 and 45.9 per cent respectively). The urban sections of the state grew more slowly during the next twenty years, the rates of increase being 24.4 per cent between 1910 and 1920 and 28.1 per cent between 1920 and 1930. There was very little increase in the decade between 1930 and 1940.

NEW YORK REGION

The New York Region as defined by the Regional Plan Association consists of New York City, six counties in New York, and nine counties in Northern New Jersey and Fairfield County, Connecticut. The population of this area more than doubled between 1900 and 1930, increasing from a total of 5,384,734 in 1900 to 11,458,004 in 1930. Between 1930 and 1940, a further increase of 850,346 took place making a total population in 1940 of 12,308,350.

The rates of increase in the region followed closely those of the State of New Jersey between 1900 and 1930. In the following decade, the rate of increase dropped to 7.0 per cent which was about the same as that for the United States, and was materially higher than that of the State of New Jersey. Within the region there were wide variations between 1930 and 1940 in the population changes of individual counties. These changes ranged from a decrease of 6 per cent in Hudson County, New Jersey, to an increase of 34 per cent in Nassau County, New York.

The Regional Plan Association concludes that while the population growth in the Region has materially

slowed down in recent years, it has not yet reached its peak and there will continue to be substantial increases for years to come.

ESSEX COUNTY

Essex County more than doubled its population between 1900 and 1930, but since that time the increase has been very slight. Prior to 1930 the population increased more rapidly in Essex County than in the United States, New Jersey, Newark or the New York Region. Since 1930 it has been less than any of the above governmental units with the exception of Newark which lost population.

For the decade 1930 to 1940 the net increase of population in Essex County was only one half of one per cent. Table number 2 shows that of the 22 communities in the County, five lost population while the remaining seventeen had net gains. There was apparently considerable migration within the County. The net losses in Newark, Montclair and Irvington account for much of the increase in those communities with net gains.

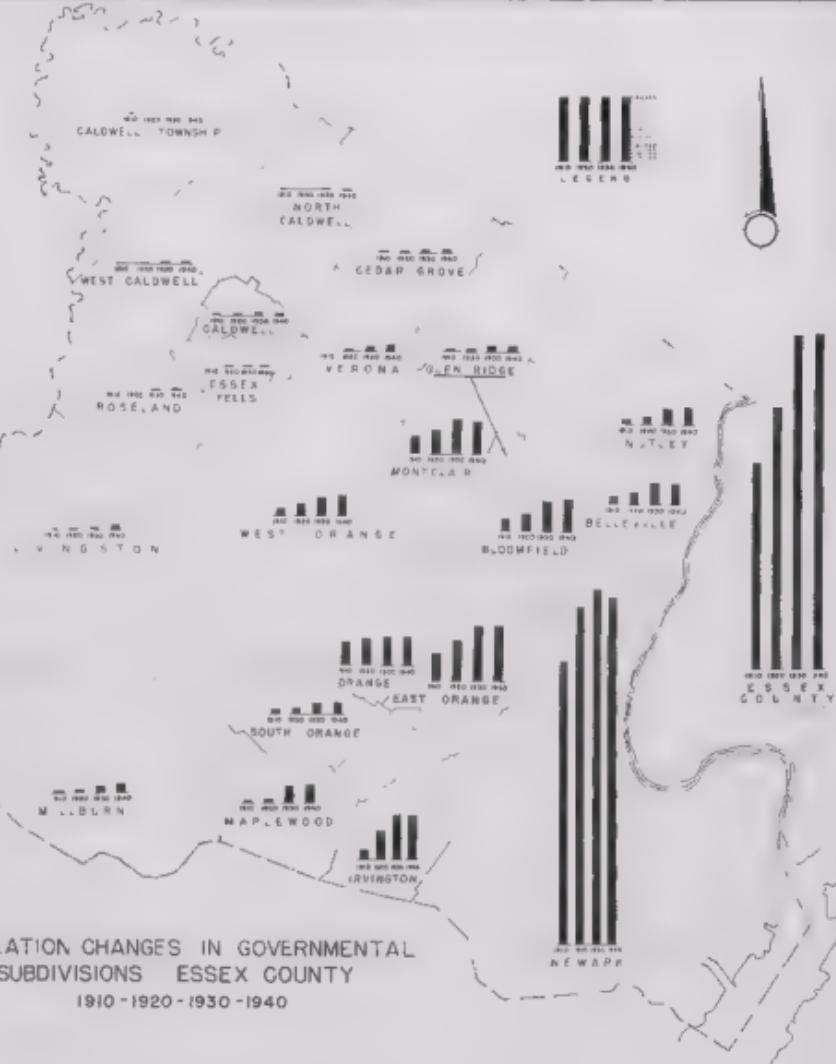
The tendency for population to spread outward is similar to that experienced by most large American cities. Past intensive development of neighborhoods in the central cities with buildings possessing inadequate light and open space has hastened the obsolescence of these areas. The result has been that many families have moved to newer suburban areas where these amenities are available.

Plate number 2 is a graphic presentation of the data shown in Table number 2. The most significant fact revealed by the chart is that most of Essex County communities grew very rapidly between 1910 and 1920 and

TABLE 1
PAST GROWTH OF POPULATION IN THE UNITED STATES
NEW JERSEY, NEWARK AND ENVIRONS

	UNITED STATES	NEW JERSEY	NEW JERSEY URBAN	NEW YORK REGION	SS COUNTY	NEWARK
1900	Amount	7,994,572	883,669	322,672	3,847,734	246,070
	Increase	13,046,861	438,736	424,619	1,418,356	64,240
	% Increase	24	30.4	46.2	33.7	33.3
1910	Amount	9,977,266	2,337,672	1,638,672	4,660,944	47,489
	Increase	15,977,691	653,498	609,450	2,082,208	101,399
	% Increase	21	34.7	45.9	38.7	30.0
1920	Amount	105,710,630	3,155,900	2,522,435	8,979,055	63,8
	Increase	13,738,364	618,733	583,823	1,512,113	62.3
	% Increase	14.9	24.4	30.1	2	0.3
1930	Amount	122,775,446	4,641,334	3,339,744	4,870+	833,713
	Increase	17,064,416	885,434	816,809	2,478,944	181,7+
	% Increase	16.1	28.1	32.4	27.6	2.7
1940	Amount	131,669,275	4,60,65	3,194,773	12,308,150	88,344
	Increase	8,894,229	118,831	55,529	850,346	38,17
	% Increase	7.2	2.9			2.8

U S Census Bureau



POPULATION CHANGES IN GOVERNMENTAL
SUBDIVISIONS ESSEX COUNTY
1910 - 1920 - 1930 - 1940

CENTRAL PLANNING BOARD OF
NEWARK, NEW JERSEY

HARLAND BARTHOLOMEW & ASSOCIATES
CTY PLANNERS

TABLE 2

POPULATION TRENDS GOVERNMENTAL UNITS ESSEX COUNTY

Community	1930 Population	1940 Population	Change
Bloomfield	38,077	41,613	3,546
Midland	8,602	11,612	3,050
Livingston	2,476	5,972	2,506
Maplewood	21,321	22,139	818
Verona	7,161	8,917	1,756
N. Ley	20,572	21,944	1,372
West Orange	24,327	25,662	1,335
Belleville	28,074	28,587	513
East Orange	68,020	68,945	925
West Caldwell	2,911	3,418	517
Roseland	1,058	1,536	498
Cedar Grove	4,793	5,208	415
Township of Caldwell	989	1,392	403
Essex Fells	1,115	1,466	351
Orange	35,399	35,717	318
South Orange	13,830	13,742	-112
North Caldwell	1,492	1,572	80
NEWARK	442,337	429,760	-12,577
Montclair	42,017	39,807	-2,210
Irvington	56,733	55,328	-1,405
Porochia of Caldwell	5,144	4,912	-232
Glen Ridge	7,385	7,331	-54

From U. S. Census Reports—

between 1920 and 1930. Thereafter little or no increase took place. Orange, in contrast to the other municipalities has had very little change in population since 1910.

NEWARK

Newark has experienced a rapid growth comparable to that of other large American cities. Founded in 1666 the city grew slowly until about 1840 which date marked the beginning of the period of industrial expansion. From that time until about 1910 there was a steady and rapid increase of population. Between 1910 and 1930 there was a substantial numerical increase, but the rate of increase was greatly reduced. Whereas the percentage increase in the decade 1900 to 1910 was 41.2, for the decade 1910 to 1920 the percentage increase had declined to 19.3. The increase during the following decade was only 5.7, and for the decade ending in 1940 there was a net

loss in population of 12,577 representing a loss of 2.8 per cent.

The slowing down in the rate of growth in Newark since 1910 is the result of a number of contributing factors. Plate number 2 previously referred to, shows the population trends of governmental units of Essex County and indicates that during the period 1910 to 1940, the suburban communities around Newark had experienced substantial increases. During this period most of the desirable land had been built up and many new developments took place outside of the city. This fact, together with the development of rapid transit and the automobile and the incentive of low taxes in suburban areas contributed to the growth of the suburban movement. While this movement has slowed down since the war, there is no question but that it will again be renewed when normal conditions return.

ESTIMATED PRESENT POPULATION OF NEWARK

In 1940 Newark had a population of 429 760. At about the time the decennial census was taken the United States began intensive preparedness for defense and industrial activity was stimulated all over the country. With the advent of war industrial production grew by leaps and bounds and in industrial centers like Newark employment rose rapidly. War workers migrated into the area from all parts of the country while others living nearby commuted to their work.

Various estimates have been made of the increase in Newark's population since 1940. A survey conducted by the Newark Housing Authority in 1943 probably presents the most accurate picture of the situation as it was conducted along scientific lines and covered the entire city. According to this estimate, approximately 20 000 to 22 000 migrants have come to Newark since 1940. Of this number 4,000 are Negroes. The survey did not attempt to determine how many persons have left Newark for other localities but, because of the immense industrial activity in the area, it is probable that comparatively few

persons have left the city to search for work elsewhere.

There has been a loss in population occasioned by large numbers of men and women entering the armed services. It is estimated that approximately 30,000 residents have left the city for this reason. This would indicate that there has been a net loss of 10 000 persons since 1940. In view of the fact that many men and women have been discharged from the armed services since the peak of enlistments was reached, it is probable that the present population is approximately the same as in 1940. For some time there has been an acute housing shortage in Newark which would seem to indicate a pronounced increase in population. This condition has been brought about by a number of reasons. First there has been a large migration of war workers most of whom brought their families with them. Second, very little new housing has been constructed and many old structures have been razed. Third, the majority of men and women joining the armed forces are unmarried and their leaving the city did not release many dwelling units for occupancy by newcomers. Fourth, there has been a large influx of families of service men stationed in this locality.

Factors Affecting Distribution of Population

Several factors are responsible for the past and present distribution of population in Newark. There are certain topographic and physical characteristics of the City which have influenced the pattern of population throughout the Newark area.

TOPOGRAPHIC AND PHYSICAL CHARACTERISTICS

The present area of Newark comprises approximately 24 square miles of which 6 3 square miles is meadowland either undeveloped or occupied by industry. Except for industrial and commercial property the remaining area is suitable for residential development and is intensively used for that purpose. The elevation of the city adjacent to the meadowland and the Passaic River is quite low and rises gradually to the westward, reaching an elevation of from 120 to 150 feet above sea level along a line near Bergen Street and Branch Brook Park. Westward from this point the ground gradually rises to the range of hills some three and one half to four miles from the River. There are no pronounced topographic difficulties with in this area and practically all of the land is susceptible to intensive development.

The relatively small area within the corporate limits of Newark accommodates approximately 430 000 persons. This represents a density of population of 17 910 persons per square mile. Excluding the Meadowlands, in order to arrive at a truer picture, it is found that the density is 24 300 per square mile. A com-

parison of Newark with other cities within the 300,000-500,000 population range follows. These figures show that the only city within this population group that has a density even approaching that of Newark is Jersey City. It is interesting to note that the density in Newark, excluding the Meadowlands, is practically the same as New York City.

Several railroads pass through the city and divide the territory into well recognized districts. For example, the area southeast of the main line of the Pennsylvania Railroad has been known as the Ironbound district for many years, because it is entirely surrounded by obstacles to expansion, i.e.: the Newark meadows, the Passaic River and the above mentioned railroad. The Lackawanna Railroad which cuts through the city in an east and west direction has not had such an important influence on development to the north and south of the railroad. However, it has caused interference to the street plan of the city and of course has resulted in the location of industry along its line. There are no other important railroads which pass through the main part of the city although a spur line of the Pennsylvania Railroad extending through the Third Ward has caused considerable industrial development near the center of the city.

Both Weequahic and Branch Brook Parks are large areas of publicly owned properties which have had a considerable influence on the residential development in their vicinity. The area lying between Mount Prospect Ave

TABLE 3

COMPARISON OF POPULATION DENSITY — NEWARK AND OTHER CITIES

City	Area Square Miles	1940 Population	Population Density	
			Per Square Mile	
Jersey City	21.5	301,173	4,000	
Oakland	60.3	302,163	5,000	
Atlanta	34.7	302,288	8,730	
Portland	68.9	305,394	4,576	
Columbus	39.5	306,087	7,760	
Louisville	40.8	319,077	8,000	
Denver	58.7	322,412	5,500	
Rochester	33.3	324,974	9,700	
Seattle	68.5	366,302	5,390	
Houston	72.8	384,514	5,200	
Indianapolis	53.7	386,972	7,210	
Kansas City	59.4	399,178	6,740	
NEWARK (total)	24.0	429,768	18,000	
NEWARK, excluding Meadowland	17.6	429,768	24,380	
Cincinnati	72.4	455,611	6,377	
Minneapolis	58.8	482,370	8,100	
New Orleans	199.4 (1)	494,537	2,490	
New York	299.0 (1)	7,454,898	24,864	

1) Excluding water areas.

nue and Branch Brook Park is at a considerable elevation above the river and is largely developed by expensive single family dwellings. The area west of Weequahic Park has largely been built-up by a smaller type of single family residences although there is a considerable development of multiple dwellings and apartments adjacent to the west border of the Park.

Most of the original land subdivisions in Newark provided blocks having a depth of 200 feet with no alley. The customary width of the lots were from 25 to 35 feet and their depth was 100 feet. Because of the small size of these lots, little open space could be provided around the houses which resulted in a very crowded condition in many parts of the city. The common three story three family multiple dwellings built on these lots produce a high density of population. Inasmuch as practi-

cally all of the residential area of Newark has been subdivided for many years, there are few sections which have been developed in accordance with modern land subdivision practices. Because of this, Newark is placed at a disadvantage in competing with other communities where land is available and cheap enough to be subdivided in accordance with modern practice, i.e., wide lots discontinuous and curvilinear streets and utility easement along the rear of the property instead of in the streets.

Because of the fact that land values have been high in Newark, there has been more multiple family development than in the majority of communities. There are comparatively few areas where single family residences predominate. Because of the absence of zoning control in the early stages of the city development, there are many scattered industrial uses



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OF
NEWARK, NEW JERSEY

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CITY OF NEWARK NEW JERSEY

LOCATION OF DWELLING UNITS ERECTED AND DEMOLISHED 1934-44

LEGEND

DWELLING UNIT ERECTED	1934-44
DWELLING UNIT DEMOLISHED	1934-44
GROUP OF DWELLING UNITS ERECTED	1934-44
GROUP OF DWELLING UNITS DEMOLISHED	1934-44
GROUP OF DWELLING UNITS DEMOLISHED	1934-44

throughout the city. While the majority of industrial development is concentrated along the railroads in the southeastern part of the city there are numerous factories remote from railroad connections throughout the city. These scattered industrial developments often have had a detrimental effect on the surrounding residential areas.

LOCATION OF NEW DWELLINGS AND DEMOLISHED DWELLINGS

Plate number 3 shows the location of all residential dwelling units erected and demolished between the years 1934 and 1944.

Inasmuch as Newark is intensely built up, there are very few large vacant areas available for residential construction. Most of the remaining vacant areas are located in the extreme southern and western parts of the City and it is within these areas that the bulk of residential construction has taken place since 1934. It will be noticed that single family developments took place largely in Vailsburg and in the Weequahic section south of Chancellor Avenue. A few scattered new residences are located in other parts of the City, and several multiple family dwellings have been erected principally in the same general areas where single family dwellings have been built. The drawing shows where several large public and private housing projects have been built and in instances where a large number of dwelling units were constructed in one project instead of locating individual units, the general location is shown and the number of units provided indicated in figures.

Within the period covered by the drawing the following dwelling units

were constructed in the City

313 in single family residences
150 in two family residences
971 in multiple family residences
2,736 in public housing projects

4 170 Total

During the past ten years a large number of dwelling units have been demolished for one or more of the following reasons

- 1 To remove insanitary and unfit dwellings on orders from Health and Building officials
- 2 To eliminate the necessity for paying taxes on obsolete improvements
- 3 To clear areas to be occupied by public housing projects

During this period 3 214 dwelling units were demolished in the City of Newark.

Inasmuch as practically all of the dwelling units removed were obsolete and probably unfit for human habitation examination of Plate number 3 shows the extent to which deterioration has spread throughout the City of Newark. There are practically no areas within which numerous demolitions have not taken place, those in which few buildings were removed are the Vailsburg section, and that part of the City lying south of Clinton Avenue. The demolitions which have taken place in the northern part of the City have generally been due to the necessity for reducing tax payments on large residential property no longer economical to maintain. Quite a number of these removals have taken place along Mount Prospect Avenue in the Forest Hill section.

The erection of public housing projects resulted in removing quite a large number of slum dwellings occu-

pying the sites on which the projects were built. For example the Baxter Terrace project at Nesbitt and Orange Streets resulted in removing 312 obsolete dwelling units and other public housing projects caused the removal of numerous other structures.

A total of 3,214 dwelling units have been demolished within the past ten years compared with 4,170 dwelling units constructed within the same period. 2,736 of the 4,170 new units were provided in 7 public housing projects and private enterprise was responsible for only 1,434 units. It is evident, therefore, that new privately financed residences are not being constructed as fast as old buildings are being demolished. This condition is one reason why there is such an acute housing shortage in Newark at the

present time. There are many more obsolete and unfit dwellings that should be removed for health and safety reasons. The removal of these insanitary buildings will have a beneficial effect upon the neighborhood in which they are located and a demolition program made toward ridding the City of all such dwellings should be initiated and vigorously prosecuted as quickly as possible. Such a program would not be entirely successful however unless some provisions are made to rehouse the displaced occupants of the demolished dwellings. Postwar plans for the rehabilitation and redevelopment of obsolete areas are being developed by the Planning Board and this question will be given full consideration in connection with that program.

Distribution of Population

PAST TRENDS OF DISTRIBUTION

Plate number 4 shows the trends of population by statistical areas for the years 1920, 1930 and 1940. No figures are presented for 1944 because there has been comparatively little change in population since the Census of 1940. For the purpose of making the population study, the City has been divided into 42 statistical areas. These areas are combinations of the 98 census tracts in the City of Newark. Due to the fact that many of these census tracts are quite small in area, it has been deemed advisable to create a set of new districts for the purpose of this study.

The height of the bars shows for each statistical area the population at each census period beginning with 1920. An analysis of this drawing shows that there have been pronounced changes in population in many districts but that, between 1930 and 1940, only a few outlying areas have experienced any increase in population. The other areas have remained relatively stable or they have experienced population losses.

Between 1920 and 1930, there were still sections of the City which contained vacant land capable of supporting new population. These areas were located in the outskirts of the City, particularly in the southern and western sections. A small area to the north also experienced a rapid population increase during this period. Many of the areas declined in population between 1920 and 1930, and

have continued to lose population since 1930. These areas include those located in the Third Ward, the First Ward and parts of the Eighth Ward as well as a large part of the Ironbound District. These are the old parts of the City and correspond generally to those sections within which numerous demolitions have taken place. Over crowded conditions and poor living facilities have contributed to the loss of population in a large part of the City. Many people have left these areas for newer sections of Newark and suburban communities nearby.

1940 DISTRIBUTION OF POPULATION

Plate number 5 shows the distribution of population in 1940 within the corporate limits of Newark. Each dot represents 50 persons.

The pattern of distribution of population in Newark is surprisingly uniform in contrast to many other cities which have a heavy concentration near the center and a sparse population in the outskirts. This comparatively uniform distribution is due to the fact that the City is almost completely built up and there are numerous multiple family dwellings in almost all parts of the City. The only predominantly single family areas are those located in the Weequahic section in Vailsburg and in the Forest Hill area. Within these districts, the distribution of population is somewhat more sparse than in other sections of the City.

The pattern of population distri-



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1920-1930-1940



CITY OF NEWARK NEW JERSEY
POPULATION TRENDS BY STATISTICAL AREAS
1920-1930-1940





CENTRAL PLANNING BOARD
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NEWARK, NEW JERSEY

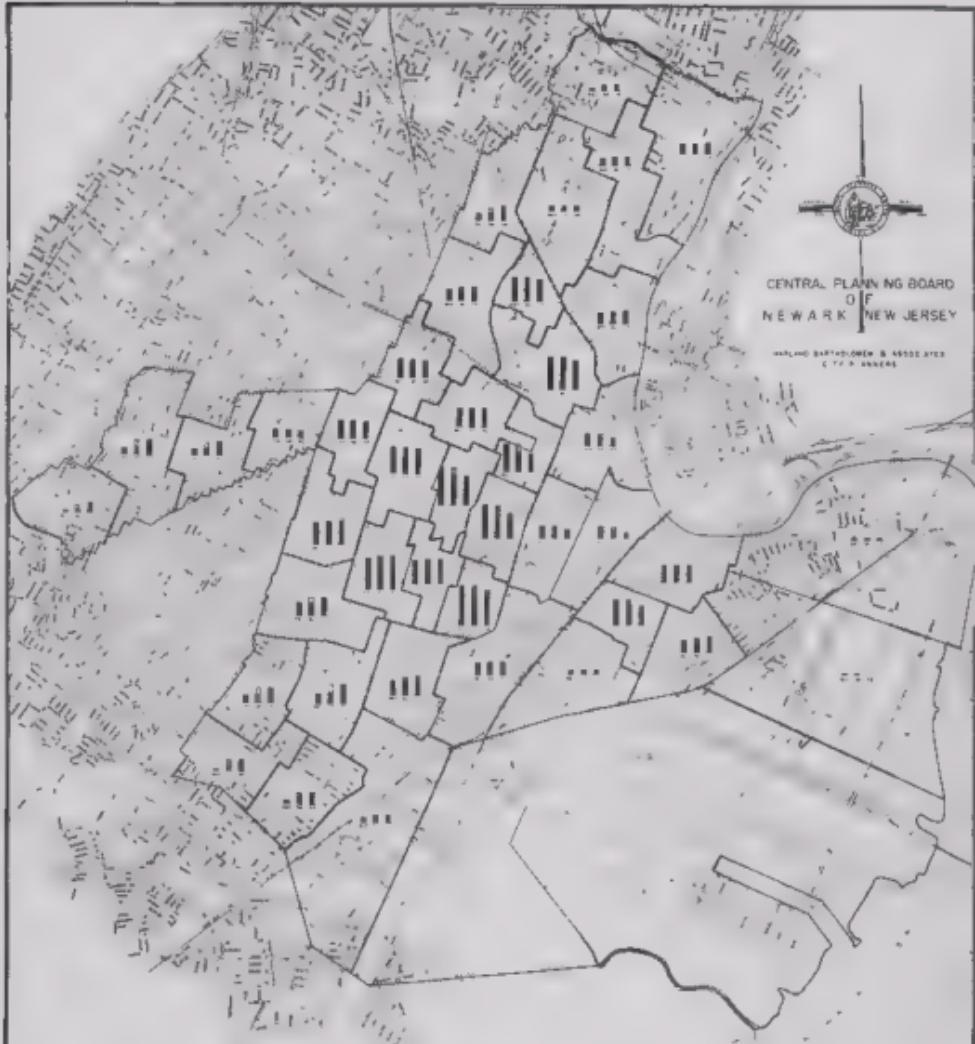
1940 CENSUS OF POPULATION
POPULATION

CITY OF NEWARK, NEW JERSEY

DISTRIBUTION OF POPULATION

1940

EACH DOT EQUALS 50 PERSONS



CITY OF NEWARK, NEW JERSEY
POPULATION DENSITIES AND DENSITY CHANGES BY
STATISTICAL AREAS 1920-1930-1940

L E G E N D



bution in the areas near the center of the City is broken up by numerous industrial developments which are located throughout these areas. This condition is particularly true in the Ironbound Section, the First Ward and the Third Ward. Within these areas, property developed for residential purpose is heavily populated but adjacent blocks may have little or no population in them.

DENSITY OF POPULATION

For the purpose of this study the density of population represents the number of persons per acre exclusive of the areas occupied by streets, parks and cemeteries. The areas used in computing the density of population in this study include vacant lands, area occupied by industry, commercial uses and public and semi-public property. The areas for which densities were computed correspond to those indicated on Plate number 4.

INFLUENCE OF DENSITY OF POPULATION ON GOVERNMENTAL COSTS

Municipal improvements ordinarily found in all residential areas include street pavement, sewers, water distribution systems, schools, parks and playgrounds. Public services provided include fire and police protection, health service and many other tax supported services. The cost of providing public service does not increase in proportion to the number of persons residing in a given area, except in the case of services ordinarily rendered to the individual such as public health. Fire and police costs are higher in congested districts but on a per capita basis these costs are likely to be greater in sparsely settled areas where distances are greater. The cost

of cleaning and maintaining streets and sewers and collecting garbage would be about the same whether the district was entirely occupied by residences or whether it was more or less sparsely developed.

The income derived from taxes obviously is higher in an area which is entirely built up than it would be in a sparsely settled district. Up to a certain point, therefore, a compact development is desirable for economical city operation. There is a point, however, beyond which any further increase in density is uneconomical; over-crowding results in excessive health and fire and police protection costs. Newark has reached the point of uneconomic density in population in many parts of the city. It has no areas where population is so sparse as to cause excessive costs for providing public facilities and services.

PAST TRENDS IN DENSITY

Plate number 6 shows the density trends in each of the 42 statistical districts of the city between 1920 and 1930 and between 1930 and 1940. The height of the bar shows the density in persons per acre for each of the three census years 1920, 1930 and 1940. The hatched part of the bar shows the increase in density between 1920 and 1930 or 1930 and 1940 whereas the cross hatched section of the bars indicates the decrease in population density for the same period.

Inasmuch as population density is derived by dividing the number of acres into the population of a given district, Plate 6 follows somewhat the same pattern as that shown on Plate 3 which shows population trends. Certain of the outlying sections experienced a rapid increase in density between 1920 and 1930 and then remained more or less constant between

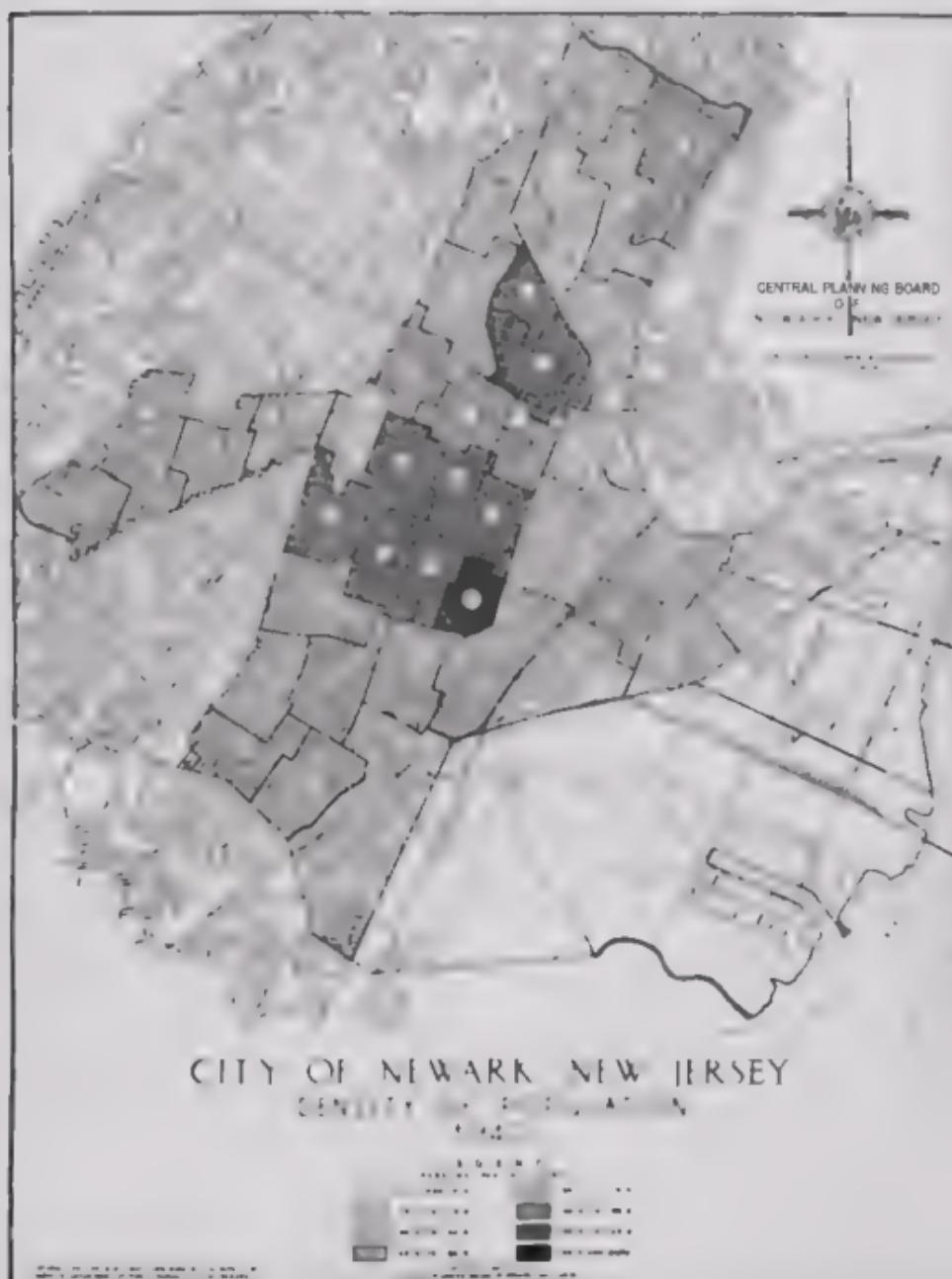


Plate No. 7

1930 and 1940. There has been a substantial decrease in density within the central sections of the City particularly in the Third and the First Wards. Some parts of the Ironbound section have also experienced pronounced decreases in density since 1920.

Exclusive of the Newark meadows which contain little or no population and the predominantly industrial sections of the Ironbound area, the densities, in 1940 ranged from approximately 25 to 170 persons per net acre. Except for certain parts of Forest Hill, Vailsburg and Weequahic sec-

tions which contain a large number of single family dwellings, almost all districts have a population of 50 persons or more per acre. All of the high density areas lost population between 1920 and 1940. For example: Area No. 25 which is the Third Ward had a density of 183 persons per acre in 1920. By 1940 the density had dropped to 134 persons per acre. Area No. 12 has decreased from 134.5 persons per acre in 1920 to 84.9 in 1940. Other districts have shown similar decreases. Generally speaking it is desirable that these high densities be reduced in order to relieve overcrowded conditions.

TABLE 4

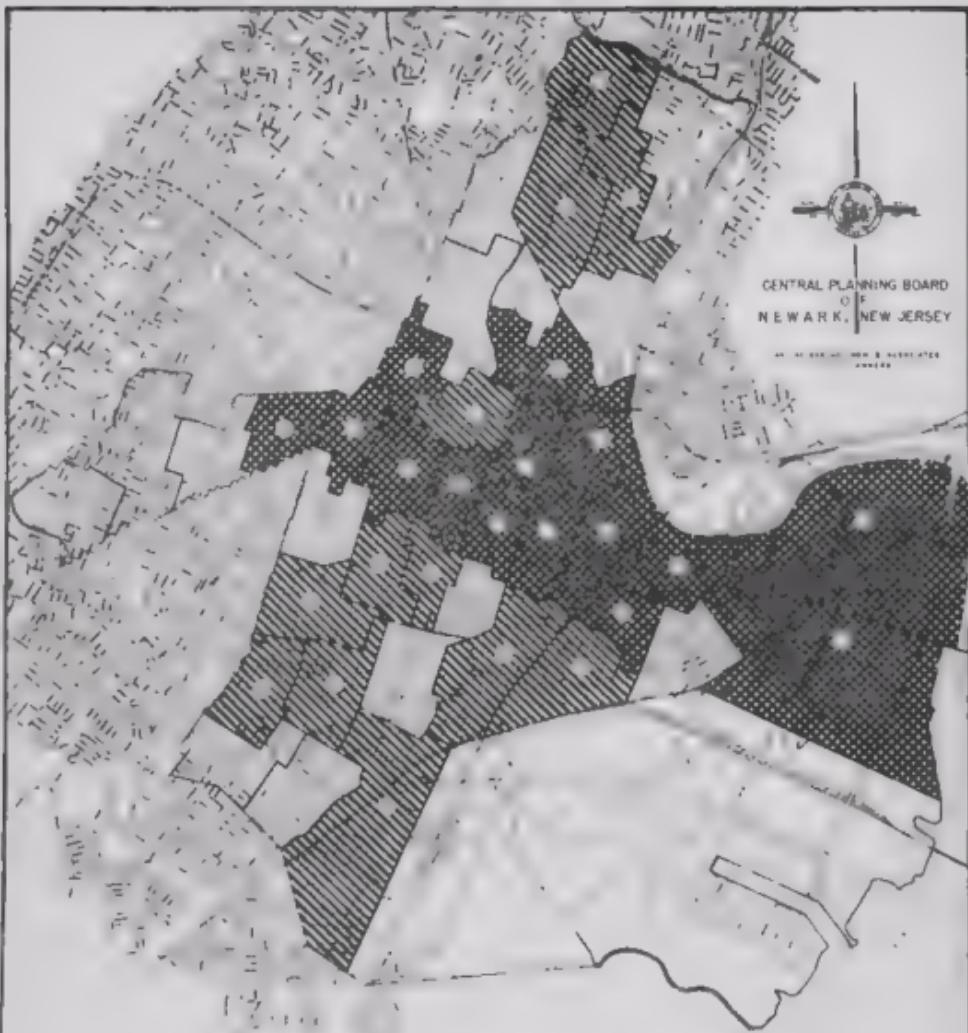
TOTAL CITY AREA WITHIN VARIOUS DENSITY RANGES

Persons Per Net Acre	1920		1930		1940	
	Acres	Per Cent	Acres	Per Cent	Acres	Per Cent
14.9	1,211	15.1	725.7	9.0	6,233	6.0
0-14.9	239.8	2.8	60.1	0.7	107.1	1.0
15.0-24.9	412.3	5.3	362.2	4.2	310.0	2.7
25.0-34.9	64.9	1.0	12.2	1.4	10.8	1.0
35.0-44.9	1.6	0.2	0.6	0.1	0.6	0.1
45.0-54.9	1.9	0.2	0.2	0.1	0.2	0.1
55.0-64.9	41.0	5.1	22.8	2.7	10.6	1.0
65.0-74.9	41.0	5.1	8.0	1.0	8.3	0.8
75.0-84.9	1.4	0.2	4.7	0.5	9.7	0.9
85.0-94.9	0.0	0.0	0.0	0.0	0.0	0.0
95.0-104.9	0.0	0.0	0.0	0.0	0.0	0.0
105.0-114.9	0.0	0.0	0.0	0.0	0.0	0.0
115.0-124.9	0.0	0.0	0.0	0.0	0.0	0.0
125.0-134.9	0.0	0.0	0.0	0.0	0.0	0.0
135.0-144.9	0.0	0.0	0.0	0.0	0.0	0.0
145.0-154.9	0.0	0.0	0.0	0.0	0.0	0.0
155.0-164.9	0.0	0.0	0.0	0.0	0.0	0.0
165.0-174.9	0.0	0.0	0.0	0.0	0.0	0.0
175.0-184.9	0.0	0.0	0.0	0.0	0.0	0.0
185.0-194.9	0.0	0.0	0.0	0.0	0.0	0.0
195.0-204.9	0.0	0.0	0.0	0.0	0.0	0.0
205.0-214.9	0.0	0.0	0.0	0.0	0.0	0.0
215.0-224.9	0.0	0.0	0.0	0.0	0.0	0.0
225.0-234.9	0.0	0.0	0.0	0.0	0.0	0.0
235.0-244.9	0.0	0.0	0.0	0.0	0.0	0.0
245.0-254.9	0.0	0.0	0.0	0.0	0.0	0.0
255.0-264.9	0.0	0.0	0.0	0.0	0.0	0.0
265.0-274.9	0.0	0.0	0.0	0.0	0.0	0.0
275.0-284.9	0.0	0.0	0.0	0.0	0.0	0.0
285.0-294.9	0.0	0.0	0.0	0.0	0.0	0.0
295.0-304.9	0.0	0.0	0.0	0.0	0.0	0.0
305.0-314.9	0.0	0.0	0.0	0.0	0.0	0.0
315.0-324.9	0.0	0.0	0.0	0.0	0.0	0.0
325.0-334.9	0.0	0.0	0.0	0.0	0.0	0.0
335.0-344.9	0.0	0.0	0.0	0.0	0.0	0.0
345.0-354.9	0.0	0.0	0.0	0.0	0.0	0.0
355.0-364.9	0.0	0.0	0.0	0.0	0.0	0.0
365.0-374.9	0.0	0.0	0.0	0.0	0.0	0.0
375.0-384.9	0.0	0.0	0.0	0.0	0.0	0.0
385.0-394.9	0.0	0.0	0.0	0.0	0.0	0.0
395.0-404.9	0.0	0.0	0.0	0.0	0.0	0.0
405.0-414.9	0.0	0.0	0.0	0.0	0.0	0.0
415.0-424.9	0.0	0.0	0.0	0.0	0.0	0.0
425.0-434.9	0.0	0.0	0.0	0.0	0.0	0.0
435.0-444.9	0.0	0.0	0.0	0.0	0.0	0.0
445.0-454.9	0.0	0.0	0.0	0.0	0.0	0.0
455.0-464.9	0.0	0.0	0.0	0.0	0.0	0.0
465.0-474.9	0.0	0.0	0.0	0.0	0.0	0.0
475.0-484.9	0.0	0.0	0.0	0.0	0.0	0.0
485.0-494.9	0.0	0.0	0.0	0.0	0.0	0.0
495.0-504.9	0.0	0.0	0.0	0.0	0.0	0.0
505.0-514.9	0.0	0.0	0.0	0.0	0.0	0.0
515.0-524.9	0.0	0.0	0.0	0.0	0.0	0.0
525.0-534.9	0.0	0.0	0.0	0.0	0.0	0.0
535.0-544.9	0.0	0.0	0.0	0.0	0.0	0.0
545.0-554.9	0.0	0.0	0.0	0.0	0.0	0.0
555.0-564.9	0.0	0.0	0.0	0.0	0.0	0.0
565.0-574.9	0.0	0.0	0.0	0.0	0.0	0.0
575.0-584.9	0.0	0.0	0.0	0.0	0.0	0.0
585.0-594.9	0.0	0.0	0.0	0.0	0.0	0.0
595.0-604.9	0.0	0.0	0.0	0.0	0.0	0.0
605.0-614.9	0.0	0.0	0.0	0.0	0.0	0.0
615.0-624.9	0.0	0.0	0.0	0.0	0.0	0.0
625.0-634.9	0.0	0.0	0.0	0.0	0.0	0.0
635.0-644.9	0.0	0.0	0.0	0.0	0.0	0.0
645.0-654.9	0.0	0.0	0.0	0.0	0.0	0.0
655.0-664.9	0.0	0.0	0.0	0.0	0.0	0.0
665.0-674.9	0.0	0.0	0.0	0.0	0.0	0.0
675.0-684.9	0.0	0.0	0.0	0.0	0.0	0.0
685.0-694.9	0.0	0.0	0.0	0.0	0.0	0.0
695.0-704.9	0.0	0.0	0.0	0.0	0.0	0.0
705.0-714.9	0.0	0.0	0.0	0.0	0.0	0.0
715.0-724.9	0.0	0.0	0.0	0.0	0.0	0.0
725.0-734.9	0.0	0.0	0.0	0.0	0.0	0.0
735.0-744.9	0.0	0.0	0.0	0.0	0.0	0.0
745.0-754.9	0.0	0.0	0.0	0.0	0.0	0.0
755.0-764.9	0.0	0.0	0.0	0.0	0.0	0.0
765.0-774.9	0.0	0.0	0.0	0.0	0.0	0.0
775.0-784.9	0.0	0.0	0.0	0.0	0.0	0.0
785.0-794.9	0.0	0.0	0.0	0.0	0.0	0.0
795.0-804.9	0.0	0.0	0.0	0.0	0.0	0.0
805.0-814.9	0.0	0.0	0.0	0.0	0.0	0.0
815.0-824.9	0.0	0.0	0.0	0.0	0.0	0.0
825.0-834.9	0.0	0.0	0.0	0.0	0.0	0.0
835.0-844.9	0.0	0.0	0.0	0.0	0.0	0.0
845.0-854.9	0.0	0.0	0.0	0.0	0.0	0.0
855.0-864.9	0.0	0.0	0.0	0.0	0.0	0.0
865.0-874.9	0.0	0.0	0.0	0.0	0.0	0.0
875.0-884.9	0.0	0.0	0.0	0.0	0.0	0.0
885.0-894.9	0.0	0.0	0.0	0.0	0.0	0.0
895.0-904.9	0.0	0.0	0.0	0.0	0.0	0.0
905.0-914.9	0.0	0.0	0.0	0.0	0.0	0.0
915.0-924.9	0.0	0.0	0.0	0.0	0.0	0.0
925.0-934.9	0.0	0.0	0.0	0.0	0.0	0.0
935.0-944.9	0.0	0.0	0.0	0.0	0.0	0.0
945.0-954.9	0.0	0.0	0.0	0.0	0.0	0.0
955.0-964.9	0.0	0.0	0.0	0.0	0.0	0.0
965.0-974.9	0.0	0.0	0.0	0.0	0.0	0.0
975.0-984.9	0.0	0.0	0.0	0.0	0.0	0.0
985.0-994.9	0.0	0.0	0.0	0.0	0.0	0.0
995.0-1004.9	0.0	0.0	0.0	0.0	0.0	0.0
1005.0-1014.9	0.0	0.0	0.0	0.0	0.0	0.0
1015.0-1024.9	0.0	0.0	0.0	0.0	0.0	0.0
1025.0-1034.9	0.0	0.0	0.0	0.0	0.0	0.0
1035.0-1044.9	0.0	0.0	0.0	0.0	0.0	0.0
1045.0-1054.9	0.0	0.0	0.0	0.0	0.0	0.0
1055.0-1064.9	0.0	0.0	0.0	0.0	0.0	0.0
1065.0-1074.9	0.0	0.0	0.0	0.0	0.0	0.0
1075.0-1084.9	0.0	0.0	0.0	0.0	0.0	0.0
1085.0-1094.9	0.0	0.0	0.0	0.0	0.0	0.0
1095.0-1104.9	0.0	0.0	0.0	0.0	0.0	0.0
1105.0-1114.9	0.0	0.0	0.0	0.0	0.0	0.0
1115.0-1124.9	0.0	0.0	0.0	0.0	0.0	0.0
1125.0-1134.9	0.0	0.0	0.0	0.0	0.0	0.0
1135.0-1144.9	0.0	0.0	0.0	0.0	0.0	0.0
1145.0-1154.9	0.0	0.0	0.0	0.0	0.0	0.0
1155.0-1164.9	0.0	0.0	0.0	0.0	0.0	0.0
1165.0-1174.9	0.0	0.0	0.0	0.0	0.0	0.0
1175.0-1184.9	0.0	0.0	0.0	0.0	0.0	0.0
1185.0-1194.9	0.0	0.0	0.0	0.0	0.0	0.0
1195.0-1204.9	0.0	0.0	0.0	0.0	0.0	0.0
1205.0-1214.9	0.0	0.0	0.0	0.0	0.0	0.0
1215.0-1224.9	0.0	0.0	0.0	0.0	0.0	0.0
1225.0-1234.9	0.0	0.0	0.0	0.0	0.0	0.0
1235.0-1244.9	0.0	0.0	0.0	0.0	0.0	0.0
1245.0-1254.9	0.0	0.0	0.0	0.0	0.0	0.0
1255.0-1264.9	0.0	0.0	0.0	0.0	0.0	0.0
1265.0-1274.9	0.0	0.0	0.0	0.0	0.0	0.0
1275.0-1284.9	0.0	0.0	0.0	0.0	0.0	0.0
1285.0-1294.9	0.0	0.0	0.0	0.0	0.0	0.0
1295.0-1304.9	0.0	0.0	0.0	0.0	0.0	0.0
1305.0-1314.9	0.0	0.0	0.0	0.0	0.0	0.0
1315.0-1324.9	0.0	0.0	0.0	0.0	0.0	0.0
1325.0-1334.9	0.0	0.0	0.0	0.0	0.0	0.0
1335.0-1344.9	0.0	0.0	0.0	0.0	0.0	0.0
1345.0-1354.9	0.0	0.0	0.0	0.0	0.0	0.0
1355.0-1364.9	0.0	0.0	0.0	0.0	0.0	0.0
1365.0-1374.9	0.0	0.0	0.0	0.0	0.0	0.0
1375.0-1384.9	0.0	0.0	0.0	0.0	0.0	0.0
1385.0-1394.9	0.0	0.0	0.0	0.0	0.0	0.0
1395.0-1404.9	0.0	0.0	0.0	0.0	0.0	0.0
1405.0-1414.9	0.0	0.0	0.0	0.0	0.0	0.0
1415.0-1424.9	0.0	0.0	0.0	0.0	0.0	0.0
1425.0-1434.9	0.0	0.0	0.0	0.0	0.0	0.0
1435.0-1444.9	0.0	0.0	0.0	0.0	0.0	0.0
1445.0-1454.9	0.0	0.0	0.0	0.0	0.0	0.0
1455.0-1464.9	0.0	0.0	0.0	0.0	0.0	0.0
1465.0-1474.9	0.0	0.0	0.0	0.0	0.0	0.0
1475.0-1484.9	0.0	0.0	0.0	0.0	0.0	0.0
1485.0-1494.9	0.0	0.0	0.0	0.0	0.0	0.0
1495.0-1504.9	0.0	0.0	0.0	0.0	0.0	0.0
1505.0-1514.9	0.0	0.0	0.0	0.0	0.0	0.0
1515.0-1524.9	0.0	0.0	0.0	0.0	0.0	0.0
1525.0-1534.9	0.0	0.0	0.0	0.0	0.0	0.0
1535.0-1544.9	0.0	0.0	0.0	0.0	0.0	0.0
1545.0-1554.9	0.0	0.0	0.0	0.0	0.0	0.0
1555.0-1564.9	0.0	0.0	0.0	0.0	0.0	0.0
1565.0-1574.9	0.0	0.0	0.0	0.0	0.0	0.0
1575.0-1584.9	0.0	0.0	0.0	0.0	0.0	0.0
1585.0-1594.9	0.0	0.0	0.0	0.0	0.0	0.0
1595.0-1604.9	0.0	0.0	0.0	0.0	0.0	0.0
1605.0-1614.9	0.0	0.0	0.0	0.0	0.0	0.0
1615.0-1624.9	0.0	0.0	0.0	0.0	0.0	0.0
1625.0-1634.9	0.0	0.0	0.0	0.0	0.0	0.0
1635.0-1644.9	0.0	0.0	0.0	0.0	0.0	0.0
1645.0-1654.9	0.0	0.0	0.0	0.0	0.0	0.0
1655.0-1664.9</						



CENTRAL PLANNING BOARD
OF
NEWARK, NEW JERSEY

AN INDEPENDENT, NON-PARTISAN
ORGANIZATION



CITY OF NEWARK NEW JERSEY
AREAS THAT HAVE LOST POPULATION
1930-1940, 1920-1940

LEGEND



per acre is ordinarily considered high, the objection to such density lies in the fact that the development of the area is such that undesirable overcrowded conditions exist and that there is a lack of light and ventilation. It is possible to develop an area with such a density and still maintain good living standards, but this cannot be done unless an overall plan is carried out that will properly maintain the relationship between buildings, streets and open spaces.

Several of the public housing projects in Newark have densities of 150 persons per acre or more but because of a low building coverage on the site, living conditions are very greatly superior to those of an area such as in the Third Ward where a similar density prevails.

POPULATION DENSITY IN 1940

Plate number 7 shows the population density prevailing in Newark in 1940. The population density in each statistical area is represented by a certain hatching. The legend is arranged so that the areas are shown darker as the density increases. Areas of light density, such as the Meadows and the eastern part of the Ironbound section is shown blank on the drawing while the areas of heaviest density are shown in solid black. The intermediate densities fall in the range between these two extremes. It will be noticed that there is a large area in the central part of the City where densities exceed 100 persons per acre. A similar area having a similar density exists to the north of the central section. The rest of the City is very uniform and the majority of the areas fall in within the 45 to 100 persons per acre limit.

AREAS THAT HAVE LOST POPULATION

Plate number 8 shows those areas of the city which have less population in 1940 than in 1920 and in 1930. As shown by the drawing there are very few sections of the city which have increased in population since 1920. These areas are principally in the Vailsburg and Weequahic sections, in the northern part of the Eighth Ward and in a few scattered areas in the south-central part of the city.

A broad band, extending across the entire width of the city from east to west has consistently lost population since 1920. An area almost equal in size lying to the north and south of this band gained until 1930 but since then has lost population.

The following figures indicate the extent of population losses in terms of percentage of the city's area. The Meadowlands have been excluded from the city's area in making these computations in order to show a clearer picture of conditions.

	1920-1930	1930-1940
1 Per cent City area showing substantial population gains	40.5	12.9
2 Per cent City area with little or no population gain or losses	24 ~	64 ~
3 Per cent City area showing substantial population losses	34.8	22.6
4 Per cent City area having less population in 1940 than in 1920	51.3	

The above figures, while startling, do not necessarily mean Newark is rapidly becoming depopulated. Losses in some of the more congested areas are desirable as they reduce the density of population and in so doing alleviate some of the evils of overcrowding.



CENTRAL PLANNING BOARD
OF
NEWARK NEW JERSEY

CITY OF NEWARK NEW JERSEY
AREAS OCCUPIED BY NEGROES 1940

BY CENSUS TRACTS

LEGEND



The size of the areas that have lost population, however, is so great that it is symptomatic of a situation that needs immediate attention.

AREAS OCCUPIED BY NEGROES

Plate number 9 shows those areas in the city within which 5 or more per cent of the total population is Negroes according to the 1940 census.

In 1910, 2.7 per cent of the total population in Newark were Negroes. This percentage increased to 4.1 in 1920, 8.8 in 1930 and 10.8 in 1940. Numerically the Negro population increased from 9,475 in 1910 to 45,760 in 1940. This represents an increase of 380 per cent as compared to an increase in total population of 23 per cent during the same period.

Since 1940, there has been an estimated migration into Newark of approximately 4,000 Negroes. However, this increase has been at least partially offset by the leaving of many persons to join the Armed Services.

The rapid increase in Negro population has resulted in their occupying property located in all parts of the city. The bulk of this population is located in the older residential sections, near the central part of the city, although there are some areas in the extreme northern part of the city which contain from 20 to 25 per cent Negro population. In census tract No. 62, containing a total population of 5,260, there are 4,118 Negroes, or 78.5 per cent of the total population. Census tract No.

66 is composed of 77.2 per cent Negroes. These two adjacent tracts lie in the Third Ward where the majority of Negro population is concentrated. Other tracts in the same district contain between 50 to 75 per cent Negroes.

Housing surveys conducted by the Newark Health Department and the Newark Housing Authority reveal that living conditions within the densely populated Negro district are among the worst of any in the city. Because of their relatively low economic status Negroes are forced to occupy properties where rentals are low and these properties are generally in poor condition. There is a great amount of overcrowding in the Negro districts which results in a high tuberculosis rate and many other health and social problems.

The map which shows the areas occupied by Negroes clearly delineates the areas within which the major housing problems exist in Newark. The migration of Negroes from the agricultural South to the industrial North has been under way for many years. Recently it has been accelerated by the demand for labor in the war industries located in Newark. So long as better economic opportunities are afforded the Negroes in the North, this migration will undoubtedly continue although at a decelerated rate compared to the last few years. The proper provision of adequate and decent housing for this large minority group is an important problem which must be solved if Newark is to move forward in the postwar years.

Future Growth of Population

The future growth of Newark is dependent upon many factors which are not known at this time. Some of these factors such as national and international postwar economic conditions are beyond control of any local group or public agency. Other forces which will influence Newark's future are well understood and can be generally foreseen. National population trends come under this category. Other influencing factors having to do with Newark's trade and industrial progress, housing and living conditions and the like are subject to some measure of guidance and control by the citizens of the community. It is with these latter factors that the comprehensive plan is primarily concerned.

Generally speaking the future growth of Newark should parallel that of the nation as a whole. The rate of population growth in the United States has been slowing down since 1880 and is approaching stability. The cessation of foreign immigration, the rapid urbanization of the population in the last sixty years, the changing age composition of the population and the approaching equalization of the birth and death rates, are the major reasons for the slower natural growth.

ESTIMATED FUTURE GROWTH IN THE UNITED STATES

An exhaustive study of national population trends entitled "The Problems of a Changing Population," published by the National Resources Committee in 1938, contains a number of estimates of the probable future popu-

lation of the United States. The study indicates that a probable maximum population in the United States will be reached sometime between 1960 and 1980. The maximum estimate for the year 1970 based on high fertility and low mortality, is 164,800,000. The minimum estimate based on low fertility, medium mortality and no immigration anticipates a maximum population of 139,457,000 in 1960 and a decline thereafter to 138,455,000 in 1970. An intermediate estimate, based on medium fertility and mortality and 100,000 annual immigration is 155,000,000 for the year 1970. While birth rates were abnormally low during the depression and probably are abnormally high now, during wartime it is believed that the medium estimate is the most reliable.

ESTIMATED FUTURE URBAN GROWTH IN THE UNITED STATES

While American cities have grown rapidly since 1880 the growth has been based chiefly on an influx of new population from the rural areas and from foreign countries. None of these large cities would even approximate their present population by normal increases, that is by number of births over deaths. Restrictions on foreign immigration eliminate this source of new population as an important factor in the future growth of cities. In 1940 56.5 per cent of the population of the entire country was located in urban areas in contrast to the 28.2 per cent of urban population in 1880. Additional migration from the rural to the

TABLE 5

TRENDS OF PAST GROWTH AND ESTIMATED FUTURE POPULATION

	Total Urban Population in the United States	Newark Population	Per Cent Newark's Population of Total Urban Population in the United States
1900	30,300,000	248,070	0.82
1910	42,165,000	347,459	0.83
1920	54,565,000	414,524	0.78
1930	68,955,000	442,317	0.64
1940	74,423,000	429,760	0.58

Indicated or Estimated Average Trend 555 per cent

	Urban Population Increase in the United States	Increase in Newark Population	Per Cent Newark's Increase of Total Urban Population in the United States
1900-1910	+ 86,000	10,328	0.86
1910-1920	+ 23,960	67,055	0.55
1920-1930	14,650,000	23,899	0.18
1930-1940	5,469,000	— 12,577	— 0.23

Average ratio of increase 0.31

	Estimated Future Urban Population in the United States	Newark at .555 per cent of total	Estimated Future Population of Newark
1950	+ 634,000	450,000	445,000
1960	+ 87,055,000	460,000	460,000
1970	+ 1,203,710	472,600	472,000

	Estimated Future Increase of the Urban Population in the United States	1900-1940 Per Cent of Increase	Normal Increase in Newark Population	Estimated Future Population of Newark
1950	+ 4,000,000	0.31	14,000	444,660
1960	+ 3,631,000	0.31	11,256	455,910
1970	+ 2,803,000	0.31	7,180	463,990

urban areas can be expected in the future but not to the extent that the country has experienced in past decades. Except in unusual circumstances American cities will grow less rapidly in the future and eventually will experience a stabilized population such as is anticipated for the entire country. On the basis of the urban trend during past decades, it is estimated that 85,200,000 of the 1970 population of 155,000,000 forecast by the National Resources Committee would be located in urban areas.

PROPORTION OF NEWARK'S POPULATION TO TOTAL POPULATION OF THE UNITED STATES

Table 5 shows the relationship between the population of Newark and the total urban population in the United States for each decade since 1900. It also shows the relationship between Newark's increases and that of the country as a whole. The percentage of Newark's population of the total urban population has decreased from .82 per cent in 1900 to .58 in

1940. The decline since 1930 is materially less than in the earlier decades. While the downward trend may continue in the future it is assumed that the rebuilding and rehabilitating measures that must be put into effect in Newark will stabilize the future percentage at .555

There is a wider variation in the percentages of increase. These range from 86 per cent between 1900-1910 to 23 per cent between 1930-1940 when Newark lost population. The average percentage for the whole period rather than the percentage for a single decade should be used in forecasting future population. This figure is .31 per cent.

ESTIMATED FUTURE POPULATION OF NEWARK

On the basis of the estimated future urban population of the United States and using the percentage arrived at in the previous paragraph, the future estimated population of Newark is shown in Table 5. Population arrived at from these estimates are approximately equal in 1950, but in 1960 and 1970 there is a difference, the larger figure of 472,000 being derived from the percentage of Newark's population of the total future national estimated urban population. For planning purposes this estimate would seem to be reasonable in view of the fact that a substantial percentage of the population attracted to Newark during the war probably will be retained.

It will be recalled that in the Planning Board's report on a Postwar Construction Program it was estimated that peacetime activities of Newark's industry would maintain an employment level not far below that of the wartime peak. If such a prediction is accurate most of the war workers now living in Newark will continue to have

work here and presumably will wish to continue their residence in Newark. For that reason the estimate of 472,000 population in Newark by the year 1970 should not be over optimistic.

ESTIMATES OF THE DEPARTMENT OF REFERENCE AND RESEARCH NEWARK BOARD OF EDUCATION

In March, 1941 the Department of Reference and Research submitted a report to the Board of Education entitled "Social Trends in the Schools." This report made a careful analysis of population changes in Newark, both in toto and by wards. The conclusion was reached that if past trends were continued Newark would continue to lose population, and that in 1950 it would have decreased to 380,000. The report concludes however, that "There are several forces which appear to be counteracting the tendency for a continuance of the same rate of decrease. These are the leveling off of the ratio of births to deaths, rehousing projects, estimation of suburban communities and increasing stability of employment possibilities." Taking these factors into consideration the report states that the total population in 1950 would be approximately 415,000.

This estimate is materially lower than the one arrived at in this report. The Department of Reference and Research made their study prior to the war and, of course, could not foresee the tremendous expansion of industrial production in the Newark area which took place between 1941 and the present time. Neither did the Department have knowledge of the improvement programs now being developed by the Planning Board which are designed to strengthen Newark's industrial and commercial position and improve living conditions throughout the city.

Taking these factors into consideration it is not difficult to reconcile the two estimates

ESTIMATES OF FUTURE POPULATION FOR THE NEW YORK REGION AND ESSEX COUNTY

The various estimates described previously are shown as projections of the population growth curves, Plate I. The drawing also shows estimates for future population of Essex County and the New York Region as announced recently by the Regional Plan Association in their publication "Population Changes and Their Significance in New York and Its Environs." The report estimates that in 1970 the

New York Region will contain 15,190,000 persons compared to the 1940 population of 12,308,350. The 1970 population of Essex County is estimated at 1,025,000 compared to the 1940 population of 837,340.

While Essex County, outside of Newark has been growing more rapidly than Newark itself, at least a portion of the future county increase should be reflected in the city of Newark. The estimated increase in Newark's population between 1940 and 1970 represents 22.5 per cent of the estimated increase in Essex County for the same period. Between 1900 and 1940 Newark's increase in population was 38.2 per cent of the increase in Essex County.



CENTRAL PLANNING BOARD
NEWARK NEW JERSEY

CITY OF NEWARK NEW JERSEY
FUTURE DENSITY OF POPULATION



Future Density of Population

Plate number 10 shows the estimated future density of population within the present corporate limits of Newark. The densities shown on the drawing are based on an estimated future total population of 472,000 and are expressed in terms of persons per net acre. Net acreage is arrived at by deducting areas occupied by streets, parks and cemeteries from the total or gross area.

WHAT IS A DESIRABLE DENSITY TO STRIVE FOR?

Excluding the Meadowlands and the easterly industrial sections, present population densities range from 21.2 persons per net acre in the extreme northern part of the city to 171.2 persons per net acre in a part of the Third Ward. The median density is 73.0 persons per net acre which is found in that part of the city lying north of Clinton Avenue and adjoining Irvington (Statistical area number 39.) This is a fully built-up area containing numerous three and six family multiple dwellings. There are also many single-family residences but they are scattered. The district is typical of the manner in which large areas of Newark have been developed.

It is evident that there will be very few new single-family residences built in Newark in the future. Vacant land is scarce and even if large areas are cleared and rebuilt, land values preclude the use of the cleared land for detached home development. Such land will necessarily be used for some form of multiple dwellings.

Preliminary studies have been made

to determine tentatively the extent of the area which needs to be cleared and rebuilt. No attempt was made to make an exhaustive examination of this very complex problem which will be treated in the forthcoming Housing report.

From these preliminary studies it was determined that approximately 90,000 persons lived in sub standard areas within which the majority of the buildings had depreciated to the extent of making rebuilding of the entire area desirable. The obsolete areas form an almost continuous ring around the central business section and comprise all or a part of eight statistical areas. Other sections of the city contain a great deal of depreciated property which should be removed and replaced with modern structures but rebuilding on a wholesale scale is not called for.

POPULATION DENSITY IN REDEVELOPED AREAS

In order to successfully redevelop a built up area of the City sufficient return must be obtained from the rentals to make the improvements self-sustaining taking into account the possible subsidies to be obtained through remission of taxes over a definite period. Land values in Newark are so high it is obvious that some form of multiple dwellings must be used in any such project.

Several housing projects have been built in Newark in recent years that partake of some of the characteristics of the contemplated redevelopment schemes. They are not entirely comparable but an examination of the

TABLE 6
STATISTICS FOR PUBLIC AND PRIVATE
HOUSING PROJECTS IN NEWARK

Name of Project	Height in Stories	Number of Families	Site Acreage	Families per Acre		Persons per Families	Persons per Acre	Per Cent Coverage
				Newark	Housing Authority (Public)			
Seth Boyden	3	530	15.85	33.43	3.73	125.00	19.72	
Pennington Court	3	236	4.56	51.25	3.73	181.50	28.69	
Baxter Terrace	3	612	26.98	46.30	3.73	180.00	28.98	
Stephen Crane	2	253	14.26	24.82	3.73	92.80	21.70	
Hyatt Court	3	402	9.75	41.23	3.73	154.00	24.70	
Felix Fuld	3	380	6.73	46.57	3.73	166.00	25.90	
Bradley Court	3	301	9.70	30.93	3.73	115.40	—	
Total		2,734	87.83					
Average		391	12.55	39.23	3.73	146.39	24.61	
				Prudential Insurance Company	Private			
Douglas Harrison	5-6	93	6.96	114.5	2.2	26.0	24.4	
Chellis Austin	5	407	3.27	124.4	2.5	31.0	40.2	

1 According to Records of the Prudential Insurance Co.

number of families housed and the size of the sites will give some indication of what may be required in future large scale undertakings in Newark.

The Newark Housing Authority has constructed seven housing projects within the past few years, some of which have been built on vacant land and some on cleared land. These projects house a total of 2,734 families and have population densities ranging from 92.5 to 191.5 persons per acre. The buildings are predominantly three stories in height and site coverage ranges from 19.72 to 28.69 per cent.

The Prudential Life Insurance Company has constructed two privately financed projects in Newark. One of these, the Douglass Harrison is located in the Third Ward and is tenanted by Negroes. The second project named Chellis Austin is located in the Ironbound section and is tenanted by white persons.

Table 6 shows the number of families housed, the density of population and other pertinent information for each of the projects described above.

The average net density for the public housing projects is 146.39 persons per acre. The average building coverage for the seven projects is 24.61 per cent. The Prudential projects have a much higher density varying from 261.0 persons at the Douglass Harrison to 311.0 persons per acre at the Chellis Austin.

Examination of these latter figures discloses some interesting facts. If the City of Newark was fully developed at a density of 300 persons per net acre (net acre excluding streets, parks, cemeteries and other public open areas), the total population of the city would be approximately 3,450,000. Obviously it will not be practicable to rebuild the blighted areas at such a density. If only one square mile of the city's area was redeveloped in such a manner, it would accommodate approximately one half of the present population.

The average density of the public housing projects is nearly 150 persons per acre. This is high compared to average densities in most parts of the

city. However, a desirable residential environment has been achieved by grouping the buildings according to a carefully worked-out plan with due regard being paid the provision of light and air, recreational facilities, landscaping and the exclusion of traffic from the project. It is doubtful if private enterprise can redevelop a built-up area at a much lower density.

In view of the facts cited above, it is assumed that obsolescent areas will be rebuilt at a density of 150 persons per acre and these areas are depicted on the Future Density Map.

Other areas of the city need rehabilitation. This can be achieved in part by removing the worst buildings which will relieve overcrowded conditions and reduce the density of population.

There are still some parts of the city that contain vacant areas suitable for new housing. It is anticipated that such new housing will be provided and that an increase in density will result.

The above discussion is based on the assumption that the anticipated population increase will be accommodated in presently built-up parts of the city through redevelopment and rehabilitation projects and by utilizing vacant land suitable for residential use. Present vacant land is largely in small

parcels and the only remaining large undeveloped areas are in the Newark Meadows. This land is not suitable for housing development at the present time, but it is entirely possible that it can be successfully reclaimed for such purpose. Studies will be made in connection with the Report on Housing to see if such reclamation will be feasible. If so, approximately 10,000 persons or about 25 per cent of the expected future population increase can be accommodated.

This is a little more than two per cent of the total future population and will not materially affect the overall density pattern as shown on Plate 10.

FUTURE DISTRIBUTION OF POPULATION

Plate number 11 shows the manner in which it is estimated that the population of Newark would be distributed in the future. No attempt has been made to designate areas which may be developed later as parks, schools, or other open spaces.

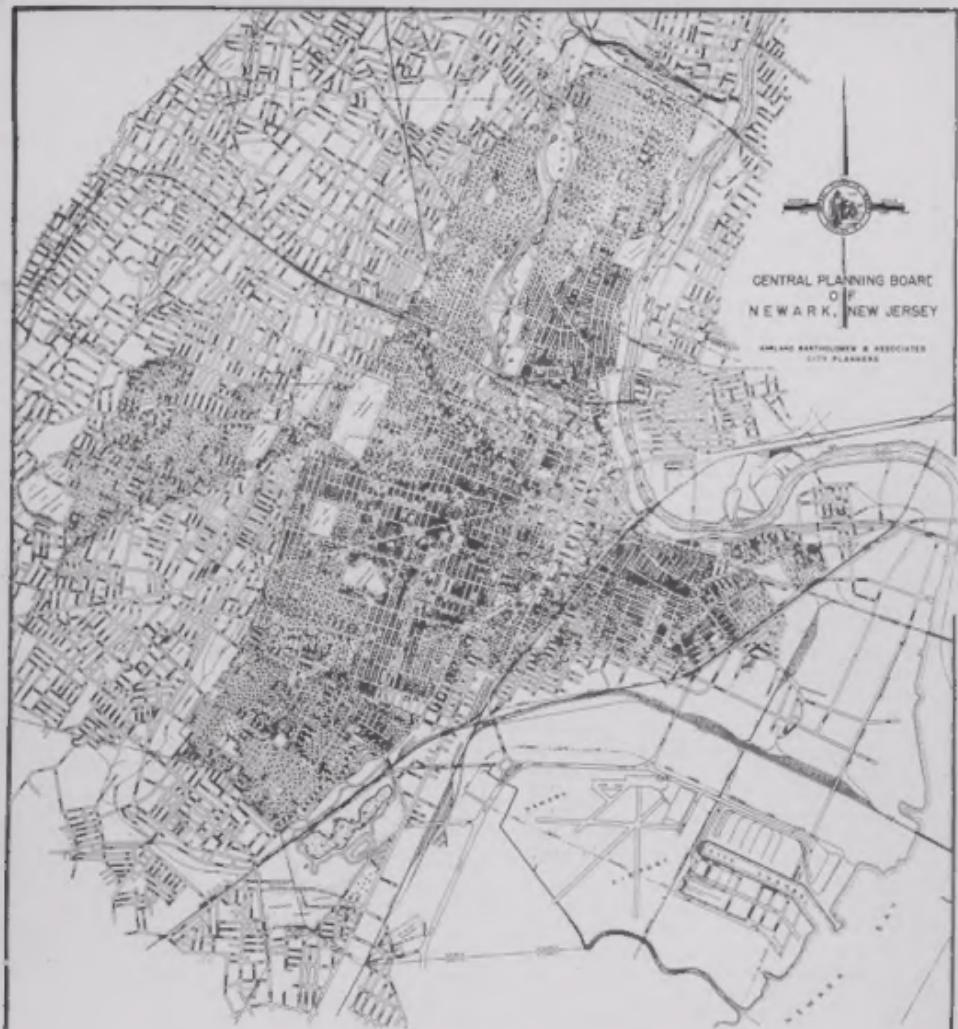
The future distribution of population is based on the desirable densities shown on Plate number 10, and represents a total population of 472,000.

Table 7 shows by statistical districts the past population and population density together with the estimated future population and density.



CENTRAL PLANNING BOARD
OF
NEWARK, NEW JERSEY

EARL AND RUTH BARTHOLMEY & ASSOCIATES
CITY PLANNERS



CITY OF NEWARK, NEW JERSEY

FUTURE DISTRIBUTION OF POPULATION

EACH DOT EQUALS 50 PERSONS

TABLE 7

PAST AND PROBABLE FUTURE POPULATION AND
DENSITY BY STATISTICAL AREAS IN THE CITY
OF NEWARK

DISTRICT NUMBER	NET AREA IN ACRES	1920		1930		1940		1970	
		NO. OF PERSONS	NET DENSITY						
1	187.0	2,325	15.8	4,195	26.5	5,120	21.2	4,410	30
2	167.7	3,650	51.5	8,770	22.3	9,795	22.0	10,062	60
3	205.1	7,932	34.9	8,720	42.8	9,524	40.2	9,166	45
4	253.3	8,282	34.8	7,145	28.2	6,595	26.4	7,292	30
5	157.8	5,235	33.1	9,770	61.9	11,551	71.8	11,046	70
6	42.6	5,155	119.5	4,395	102.5	4,580	106.8	6,420	150
7	210.7	12,360	54.5	14,095	21.5	14,828	70.8	14,749	70
8	159.2	6,685	54.5	9,370	58.8	10,400	65.6	23,680	150
9	142.1	22,410	154.0	19,970	180.1	18,423	129.5	21,315	150
10	122.0	11,310	92.7	10,595	86.8	10,376	85.0	9,400	75
11	135.0	12,560	95.0	12,675	95.7	12,220	90.5	10,125	75
12	97.6	12,360	134.5	8,020	21.5	7,792	88.6	6,685	75
13	159.9	9,485	61.8	8,970	84.6	8,863	82.1	7,992	50
14	161.3	9,210	56.9	8,745	27.5	9,188	23.6	5,236	20
15	158.0	13,500	85.4	13,495	85.4	11,683	73.8	23,700	150
16	716.9	11,385	16.1	8,770	12.2	8,931	10.2	10,753	15
17	951.8	9,655	10.1	7,730	13.2	7,072	14	9,518	10
18	165.1	10,180	62.3	11,595	75.4	12,782	78.2	12,232	75
19	3,691.0	200	1	200	1	209	1	250	—
20	108.4	12,760	122.0	10,120	96.7	8,827	80.6	15,650	150
21	261.0	5,735	23.8	5,995	24.9	5,102	21.2	4,220	20
22	261.0	6,050	61.5	6,645	63.8	16,479	65.0	15,660	60
23	135.4	8,910	62.2	6,095	42.5	5,582	38.9	3,604	60
24	116.0	18,440	159.2	13,995	120.1	12,897	111.0	17,400	150
25	101.8	17,660	183.0	16,570	143.0	13,665	134.0	15,270	150
26	158.1	20,360	128.7	19,220	121.5	17,348	109.5	11,857	75
27	62.1	5,710	92.0	5,370	88.2	4,933	79.4	4,497	70
28	75.9	2,215	42.3	2,920	56.8	2,617	34.2	2,650	95
29	139.3	9,435	30.1	9,120	65.5	9,721	69.1	9,151	70
30	172.8	6,085	35.3	12,795	78.0	12,971	75.2	12,360	75
31	109.2	1,435	13.2	4,120	37.7	5,375	49.2	6,542	60
32	128.0	13,810	103.0	14,045	110.0	16,179	126.2	16,000	125
33	185.3	12,135	65.7	16,745	90.5	15,754	85.0	15,750	85
34	111.4	17,235	151.3	18,095	162.3	16,004	135.0	13,925	125
35	93.2	1,635	118.5	12,020	122.1	10,594	107.4	9,820	100
36	92.2	17,710	192.0	14,985	162.5	15,792	171.2	15,830	150
37	187.2	10,035	76.5	16,970	90.0	17,147	91.2	16,938	90
38	176.8	9,185	46.3	16,595	93.7	16,538	92.7	15,512	90
39	156.3	8,260	39.2	12,195	77.7	11,671	73.0	11,760	75
40	157.3	1,935	12.5	9,170	50.5	9,366	59.5	9,388	60
41	170.6	3,735	21.5	9,645	56.5	12,161	59.5	10,236	60
42	250.1	6,760	27.0	9,270	56.9	9,146	56.5	10,004	40

